

**GOVERNMENT OF INDIA
HOUSING AND URBAN POVERTY ALLEVIATION
LOK SABHA**

UNSTARRED QUESTION NO:464
ANSWERED ON:02.12.2015
Affordable Housing
Rajoria Dr. Manoj

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

- (a) whether the Government has received proposals for affordable housing from corporates/developers and if so, the details thereof;
- (b) the details of incentives, if any, the Government plans to extend to developers/corporates for building affordable houses;
- (c) whether the Government intends to make some stringent rules for capping commission of the mediators or property dealers in order to make available affordable houses to common man; and
- (d) if so, the details thereof?

Answer

THE MINISTER OF STATE IN THE MINISTRY OF HOUSING & URBAN POVERTY ALLEVIATION
[SHRI BABUL SUPRIYO]

(a): No, Madam. Land and colonization being state subjects, state Governments undertake affordable housing in partnership with corporate/developers.

(b): The Government of India, provides financial assistance to States/UTs at the rate of Rs. 1.5 lakh per EWS house in an affordable housing project taken up under the Affordable Housing in Partnership

(AHP) vertical of "Pradhan Mantri Awas Yojana (PMAY) - Housing for All (Urban)" Mission. The other incentives being given include:

I. Service tax exemptions for affordable housing projects under Affordable Housing in Partnership, JNNURM and RAY.

II. 35AD, Deduction in respect of expenditure on specified business under Income Tax, 1961.

III. Banks and Financial Institutions are encouraged to lend to housing sector with Priority Sector Lending Norms, constitution of Credit Risk Guarantee Fund for low income housing, leverage to float bonds etc.

IV. Foreign Direct Investment (FDI) allowed in construction and development sector with special exemptions for Affordable housing.

V. External Commercial Borrowing (ECB) has been allowed for affordable housing and slum improvement projects to enable availability of cheaper funds for low-cost housing.

(c) & (d): No, Madam, there is no such proposal at this stage.
